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REBUILDING BOSTON

City of Boston
Raymond L. Flynn, Mayor

Government Documents

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Beacon Hill, Chinatown and Downtown

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Dear Neighbors:

All across the City, blue and white *Rebuilding Boston* signs stand as symbols of progress and of the City's commitment to its people, its neighborhoods, and its future.

These capital improvements are the result of the direct involvement of people like yourselves who have worked closely with City government. The success of both your efforts and the City's careful management of its finances can be seen in every neighborhood.

Today, Boston has the nation's most up-to-date fire fighting equipment; neighborhood police stations have been newly constructed and reopened; and Boston's parks and playgrounds have been revitalized. The public places and services you and your families rely on every day have been restored as a sign of community pride and neighborhood vitality.

Let's continue to work together to make Boston's neighborhoods better places to live, work, and raise our children.

Sincerely,

Ray Flynn

Raymond L. Flynn
Mayor of Boston



Boston Common Ballfield: The refurbished Little League ballfield is one of many improvements completed on the Boston Common.

WHAT IS REBUILDING BOSTON?

The *Rebuilding Boston* program is a \$1.03 billion investment plan to renovate and restore the police and fire facilities, hospitals, schools, parks, libraries, and roadways in all of Boston's neighborhoods, and to deliver state-of-the-art fire fighting apparatus to every fire station.

Mayor Raymond L. Flynn established the Office of Capital Planning in 1984. In September of 1985, this newly created office launched *Rebuilding Boston*, a five-year capital plan. It was the first such plan prepared for the City in over twenty-three years.

Since that time, more than 750 revitalization projects have been initiated, with over 450 completed or currently in construction.

These construction projects, recognizable by their blue *Rebuilding Boston* signs, are carefully planned and financed to benefit all Bostonians. Listed below are the goals established by the Flynn Administration to guide capital investments, followed by accomplishments which have fulfilled those goals.

The goals of the *Rebuilding Boston* program are to insure that:

Police and fire facilities are equipped to best protect the lives of Boston's residents.

- Neighborhood-based, full-service police stations with ambulance facilities, were returned to Mattapan, South Boston, Brighton, East Boston, and Hyde Park.
- A new, citywide Drug Control Unit Headquarters was constructed in Jamaica Plain.

- 100% of all front-line fire fighting equipment was replaced.

Quality health care facilities are available to all Bostonians.

- Boston's largest capital project, the construction of a new, inpatient facility at Boston City Hospital is underway.
- The Foley Building at the Mattapan Hospital is undergoing renovations to upgrade it into a modern, chronic care facility.
- In cooperation with the George Robert White Trust Fund, five neighborhood health centers were renovated and renovations are underway at the Hyde Park, South Boston and Harvard Street centers.

Boston schools' physical environments are safe, comfortable, and conducive to learning.

- Committed \$165 million to modernize eighty-four school facilities, including White Stadium, Boston Latin School, and Boston Latin Academy.

Boston's green spaces are preserved to enhance the quality of urban life.

- Renovated 130 parks and playgrounds, installed ninety-one new play lots, and planted 1,800 trees.

Neighborhood-based recreation facilities are available to all Boston residents.

- Restored six pools and eight recreation facilities citywide.

Roadways and sidewalks are maintained to improve traffic flow, enhance the quality of neighborhood life, and support economic development.

- Close to 200 miles of roadways and sidewalks were reconstructed, seven bridges were rehabilitated, 5,000 city-owned street lights were installed, and five citywide business districts were revitalized.

Boston's public libraries are well-equipped to promote literacy and culture.

- Renovated seventeen neighborhood library branches.
- Built a \$3.7 million addition at the West Roxbury Library.
- Completed designs for a \$20 million restoration of the Copley Square McKim Building.

Boston's historical landmarks are preserved and its municipal facilities are fully operative.

- City is working with the federal government to refurbish Faneuil Hall and the Old State House.
- Continue to renovate City Hall and eleven citywide municipal buildings.

Rebuilding Boston spans our entire City, but perhaps can be best noticed right in your own neighborhood where capital improvements, such as those at **Boston Common** are seen daily.

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REBUILDING BOSTON

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Raymond L. Flynn, Mayor



Dear Neighbors:

This neighborhood profile was designed to familiarize you with the improvements being made specifically in your community. It serves as a companion document to our five-year Capital Plan, *Rebuilding Boston*, which contains detailed project and budget information for the entire City.

Each year the five-year capital plan is updated to address the physical needs of Boston's police and fire facilities, hospitals, schools, parks, libraries, and roadways.

This year's plan was developed against the backdrop of a challenging fiscal environment. While the capital budget reflects these difficult times, I believe that by carefully managing our limited resources, we can continue to meet the diverse capital requirements of our City.

After reading about the progress being made in your neighborhood, I hope that you join us in our effort to preserve and protect Boston's valuable public buildings, infrastructure, and open spaces.

Sincerely,

Mary Nee

Mary Nee, Director
Mayor's Office of Capital Planning

Mayor's Office of Capital Planning

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WHERE IS REBUILDING BOSTON IN BEACON HILL, CHINATOWN, AND DOWNTOWN BOSTON?

The *Rebuilding Boston* program is visible in all corners of Beacon Hill, Chinatown, and Downtown Boston. The police and fire stations, parks and playgrounds, municipal and historical buildings, libraries, and roadways have all benefited from this ambitious capital construction program.

The tree-covered lawns of the **Boston Common** stretch across a significant portion of Downtown Boston. As the nation's oldest public park, the Common has and will continue to be restored so that it benefits our City for years to come. Some of the improvements which have already been completed include: the repair of Brewer Fountain; the new infields, sodding, and drainage system installed at the Little League ballfields on the park's northern end; the installation of a \$1 million pedestrian lighting system; and the upgrade of the play lot to make it accessible to persons with physical disabilities. Currently, the City is working to design a visitor center on the Common with rest room facilities which conforms to the park's historic nature.

Just a few blocks away in Beacon Hill, a new play lot was constructed, the lighting was repaired, and the landscaping was enhanced at the **Myrtle Street Playground**. In addition, plans are on the drawing boards to renovate the nearby **Phillips Street Play Area**.



Chinatown Gateway: Serving as the entranceway to Chinatown, plans are underway to restore the structure.



Myrtle Street Playground: One of ninety-one play lots constructed for neighborhood children in Boston.

Also in Beacon Hill, two new fire trucks were delivered to **Engine Company 4** on Cambridge Street. The **Fire Safety Building** on Mount Vernon Street is scheduled for interior renovations and window replacements in the Spring. And, a new security system was installed and renovations are underway at the **West End Branch Library** on Cambridge Street.

And in Chinatown, architects continue to work on the restoration of the **Chinatown Gateway** and the City has plans to complement the proposed affordable housing development for the area in and around Maple and Oak Streets with roadway, sidewalk, and streetlight improvements. Nearby in Bay Village, new sidewalks and streetlights

"There has been a renaissance of greenspace in our City. The *Rebuilding Boston* program has shown an unprecedented commitment to our parks. They have been put back on the map as nice, well maintained places to go. A place where neighborhoods can get together."

BETSY JOHNSON
President, Boston Greenspace Alliance
1990



Congress Street: Decorative fencing and pedestrian improvements to improve the safety and appearance of this historic street.

Beacon Hill, Chinatown and Downtown Neighborhood Projects

NTOWN BOSTON?



store this famous landmark.

were installed on **Tremont Street** between Church and Clarendon streets to support the new affordable housing development there. In addition, the **Veterans' Service Building** on Church Street will undergo exterior renovations and repairs to upgrade building systems.

Bordering Chinatown in the Financial District, **Engine Company 10**, received a brand-new pumper truck and emergency rescue vehicle and the City is currently building an ambulance bay adjacent to the station on Atlantic Avenue.

In the heart of Downtown Boston, the City has been working with the federal government to refurbish **Faneuil Hall** and the **Old State House**.



rian walkways were constructed
avily traveled area.

Across from Faneuil Hall, extensive renovations continue at **City Hall** to improve the plaza, elevators, heating /ventilation/air-conditioning system, and the brick work. Additionally, plans have already been drawn to reconstruct the sidewalks on the Faneuil Hall side of City Hall to better accommodate the many people who enter the building through the Congress Street entrance. Inside City Hall, the fourth floor of the building was reconstructed to accommodate a **Child Care Center**, which now provides child care for forty-five children.

On **Congress Street** between City Hall and Faneuil Hall Marketplace, decorative fencing and new pedestrian walkways were constructed to improve the appearance and the safety of this heavily traveled area.

Around the corner, a **Juvenile Detention Center** was constructed



State Street: Traffic signals are replaced to improve City intersections.

"The addition of 49 new fire engines, the new cylinders for respiratory protective equipment, and the safety lights used by the fire fighters have played a major role in increasing the performance of the fire-fighting force while dramatically increasing the safety of its members."

LEO STAPLETON
Commissioner, Boston Fire Department
1988



Engine Company 10: New fire trucks are part of the citywide effort which has replaced 100% of the City's front-line fire fighting equipment.



Roadway reconstruction, Beacon Hill: Roadway and sidewalk reconstruction continues to improve neighborhood streets.

in the Area A Police Station on New Sudbury Street. On Court Street, renovations are underway at the **Kirstein Business Branch Library**.

All of these improvements require adequate funding. Please continue to discover how the City secures the necessary funding to finance the *Rebuilding Boston* program.

REBUILDING BOSTON

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HOW IS REBUILDING BOSTON FUNDED?

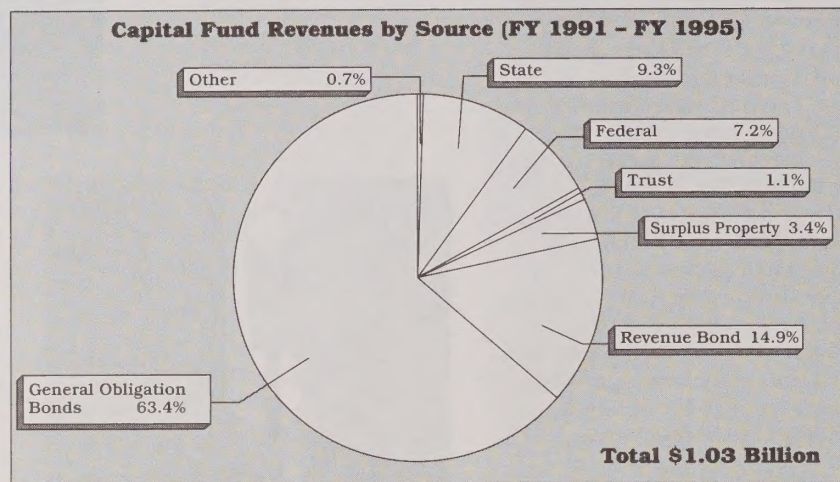
"The City's commitment to maintaining fiscal balance is reflected by now well-established, sound financial and debt management policies."

MOODY'S INVESTORS SERVICES, INC.
May 1990

The Mayor's Office of Capital Planning is committed to carefully managing the City's \$1.03 billion capital budget. This effort, combined with six years of balanced operating budgets, has resulted in the City's strongest standing in financial markets in recent history.

Boston's bond rating has increased five times in five years. Both Moody's Investors Service, Inc. and Standard and Poors Corp. — the nation's premier credit rating agencies — have given the City's bonds an "A" rating.

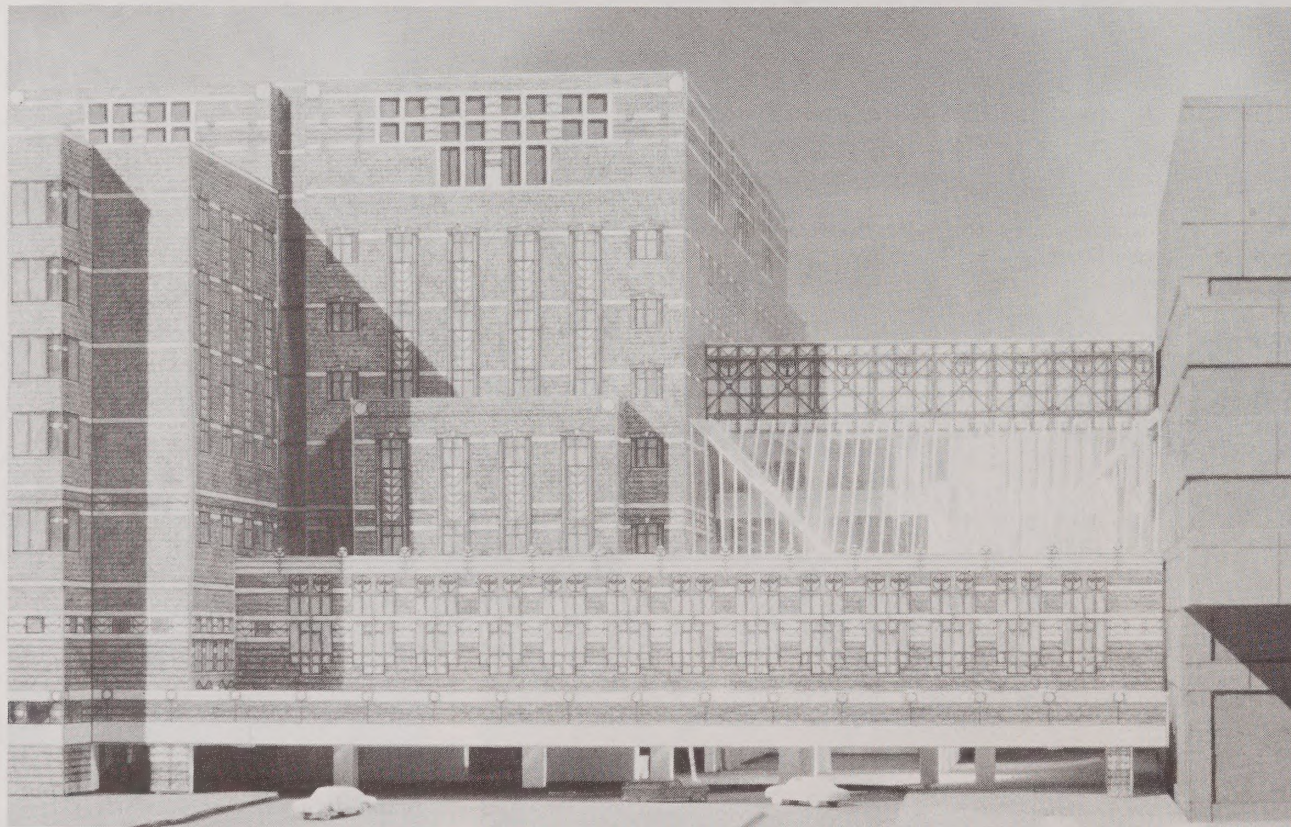
This "A" rating is crucial for *Rebuilding Boston* projects which are funded mainly by selling tax-exempt municipal bonds. The rating translates into favorable interest rates and enhanced marketability, saving the City millions of dollars.



In addition to bond sales, the City actively pursues revenues from state and federal sources, the sale of surplus property, trust funds, and other independent sources.

Boston made use of an innovative financing strategy to secure the funds for the City's largest capital project in recent history. The rebuilding of **Boston City Hospital (BCH)**

will be financed with \$170 million of tax-exempt bonds backed by the Federal Housing Administration (FHA) enabling the City to borrow money for the new hospital at lower interest rates. BCH is the first publicly owned and operated hospital to qualify for the FHA insurance program.



New Inpatient Facility at **Boston City Hospital** (Architectural Model)

Over the last six years the *Rebuilding Boston* program has received the strong and unanimous support of the Boston City Council through their approval of annual capital budgets.

Boston City Council

Christopher A. Iannella, *President*

City Council at Large Members

Christopher A. Iannella
Albert L. O'Neil
Michael McCormack
Rosaria Salerno

City Council District Members

Robert E. Travaglini, District 1
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Maura Hennigan-Casey, District 6
Bruce C. Bolling, District 7
David Scondras, District 8
Brian J. McLaughlin, District 9

We would like to acknowledge the following City Departments for their efforts in overseeing the major construction projects of the *Rebuilding Boston* program:

- Public Facilities Department
- Public Works Department
- Parks and Recreation Department
- Boston Redevelopment Authority
- Transportation Department
- Economic Development & Industrial Corporation

How Are Rebuilding Boston Funds Distributed?

The following table lists the breakdown of the total capital budget. This budget addresses the priorities established by the Flynn Administration in 1984. By reading over this budget, you can discover where the funds are distributed.

<i>Rebuilding Boston</i> Budget by Department FY 1991-1995	Total Project Budget (Thousands)
Police	\$ 27,843
Fire	\$ 11,716
Health and Hospitals	\$191,951
Schools	\$122,523
Parks and Cemeteries	\$ 65,514
Recreation Facilities	\$ 23,924
Libraries	\$ 35,482
Public Works	\$241,967
Boston Redevelopment Authority	\$ 25,418
Public Facilities Department — Development Division	\$ 4,370
Economic Development and Industrial Corporation	\$ 1,629
Municipal and Historic Facilities	\$ 71,207
Total Current Projects	\$823,544
Total Expensed Projects	\$203,738¹
Total Capital Investment	\$1,027,282

Note 1: Total expensed projects include \$8,195 of completed County Facilities projects.

We are determined to continue the work of the *Rebuilding Boston* program. The improvement and expansion of the City's capital resources benefits each and every neighborhood in Boston. We welcome your comments and your commitment to help maintain our valuable City. Please contact: The Mayor's Office of Capital Planning at 725-3493 for further information.